

## **Attachment 5: Overview of Proposed Changes to Regulations on Supportive and Transitional Housing, and Emergency Shelters**

- Section 10-1-203: Definitions of transitional housing and supportive housing have been updated. Additionally, definition of target population has been included in the updated ordinance. Below is the strikeout and underline changes to the Code.

Current Code	Proposed Code
<p>SUPPORTIVE HOUSING: Means permanent housing with no restriction on length of stay, which is linked to onsite or offsite services that help residents retain housing, improve their health status, and, when possible, obtain employment. Such services must be ancillary to the supportive housing and available only to people residing onsite and may include, but are not limited to, childcare, after-school tutoring, life skills training, and job training. Supportive housing may have a unit for an on-site manager. Supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p>TRANSITIONAL HOUSING: Means a dwelling unit or group of dwelling units for residents in immediate need of temporary housing. Each unit will be available to eligible residents for a minimum of six months and a maximum of 24 months. Transitional housing may have a unit for an on-site manager. Transitional housing must be linked to onsite or offsite programs such as childcare, after-school tutoring, career counseling, and other services that assist residents in finding permanent housing. Transitional housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p>	<p><u>SUPPORTIVE HOUSING: "Supportive housing" means permanent affordable housing with no limit on length of stay that is occupied by the target population as defined in the Health &amp; Safety Code Section 53260(d), and that is linked to on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (Health and Safety Code Section 50675.14(b)).</u></p> <p><u>TRANSITIONAL HOUSING: "Transitional housing" and "transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Health and Safety Code Section 50675.2(h)).</u></p> <p><u>TARGET POPULATION: "Target population" means adults with low income having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services under the Lanterman Developmental Disabilities Services Act (Division 4.5 of the Welfare and Institutions Code, commencing with Section 4500) and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional</u></p>

	<a href="#">settings, veterans, or homeless people. (Health and Safety Code Section 53260(d))</a>
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- Section 10-1-602: Supportive and transitional housing have been included as permitted uses in the R-1 and R-1-H single-family zones. Additionally, a footnote indicating that development of transitional and supportive housing within all residential zoning districts shall comply with the existing development standards for the corresponding zoning district, has been included below the use table.

<i><b>Symbol</b></i>	<i><b>Meaning</b></i>		
P	Use is permitted		
AUP	Administrative use permit required (see Article 19, Division 4.1)		
CUP	Conditional use permit required (see Article 19, Division 4)		
---	Use is prohibited		

  

<i><b>Land Use</b></i>	<i><b>R-1</b></i>	<i><b>R-1-H</b></i>	<i><b>Specific Use Standards</b></i>
<b>Residential and Accessory Uses</b>			
Supportive Housing	P <sup>(8)</sup>	P <sup>(8)</sup>	
Transitional Housing	P <sup>(8)</sup>	P <sup>(8)</sup>	

(8) Supportive Housing and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H residential zones, whereas transitional and supportive housing structured as multi-family is limited to the R-2, R-3, and R-4 residential zones.

- Section 10-1-602: Supportive and transitional housing have been included as permitted uses in the R-2, multi-family residential zone. Currently, Burbank Municipal Code allows supportive and transitional housing in R-3 and R-4 multi-family residential zones. Additionally, a footnote indicating that development of transitional and supportive housing within all residential zoning districts shall comply with the existing development standards for the corresponding zoning district, has been included below the use table.

Symbol	Meaning				
P	Use is permitted				
AUP	Administrative use permit required (see Article 19, Division 4.1)				
CUP	Conditional use permit required (see Article 19, Division 4)				
--	Use is prohibited				
Land Use		R-2	R-3	R-4	Specific Use Standards
Residential and Accessory Uses					
Supportive Housing		P <sup>(7)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	
Transitional Housing		P <sup>(7)</sup>	P <sup>(7)</sup>	P <sup>(7)</sup>	

(7) Supportive Housing and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. For example, such housing structured as single-family is permitted in the R-1 and R-1-H residential zones, whereas transitional and supportive housing structured as multi-family is limited to the R-2, R-3, and R-4 residential zones.

- Section 10-1-502: Supportive and transitional housing have been included as permitted use or conditionally permitted use in all the zoning districts that permits/conditionally permits residential use. Additionally, a footnote indicating that development of transitional and supportive housing within all non-residential zoning districts shall comply with the existing development standards for the corresponding zoning district, has been included below the use table.

LAND USE	C-2	C-3	C-4	M-1	M-2	MDM-1	MDC-2	MDC-3	MDC-4	NB	GO	RC	CR	RBP	BCC-1	BCC-2	BCC-3	BCC-M	MPC-1	MPC-2	MPC-3	OS	AP
RESIDENTIAL AND LODGING																							
Residential above commercial use	CUP	CUP	CUP				CUP	CUP	CUP						CUP	CUP	CUP		CUP	CUP	CUP		
Residential only (pursuant to the Burbank Center Plan)																	P						
Supportive Housing <sup>13,14,15</sup>	P/ CUP	P/ CUP	P/ CUP				P/ CUP	P/ CUP	P/ CUP						P/ CUP	P/ CUP	P		P/ CUP	P/ CUP	P/ CUP		
Transitional Housing <sup>14,15</sup>	CUP	CUP	CUP				CUP	CUP	CUP						CUP	CUP	P		CUP	CUP	CUP		

<sup>13</sup> Supportive Housing that meet specific criteria specified in Article 11 (commencing with Section 65650), within Chapter 3 of Division 1 of Title 7 of the Government Code are allowed by right. All other Supportive Housing not meeting the criteria specified in Government Code Article 11 Section 65650 are subject to a CUP.

<sup>14</sup> Supportive Housing and Transitional Housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. For example, such housing structured as upper floor residential would require a CUP in the zones where residential use is permitted above commercial use with an approval of a CUP.

<sup>15</sup> Supportive Housing and Transitional Housing will be subject to requirements outlined in Burbank Center Plan.

- Section 10-1-1122: Developments standards for emergency shelters including parking, security, waiting areas, noise, storage, and client restrictions, have been updated or removed to maintain consistency with the State law.

Current Code	Proposed Code
<p>10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS:</p> <p>A. APPLICABILITY.</p> <p>The requirements of this section apply to all emergency shelters as defined in Section 10-1-203.</p> <p>B. CAPACITY.</p> <p>Emergency shelters may provide a maximum of 150 beds per establishment.</p> <p>C. INTAKE/WAITING AREAS.</p>	<p>10-1-1122: EMERGENCY SHELTER DEVELOPMENT STANDARDS:</p> <p>A. APPLICABILITY.</p> <p>The requirements of this section apply to all emergency shelters as defined in Section 10-1-203.</p> <p>B. CAPACITY.</p> <p>Emergency shelters may provide a maximum of 150 beds per establishment.</p> <p>C. INTAKE/WAITING AREAS.</p>

<p>On-site intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. Queuing within the public right-of-way or any parking area is not permitted.</p> <p>D. LIGHTING.</p> <p>Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.</p> <p>E. NOISE.</p> <p>For the purposes of noise abatement, organized outdoor activities and intake of residents in non-enclosed areas may only be conducted between the hours of 7:00 a.m. and 10:00 p.m.</p> <p>F. ON-SITE MANAGEMENT.</p> <p>Emergency shelter providers must submit a written management plan prior to beginning operation, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the Community Development Director.</p> <p>G. PARKING.</p> <p>Emergency shelters that do not accept walk-in clients must provide one (1) parking space for every ten (10) beds. Shelters that accept walk-in clients must provide one (1) parking space for every five (5) beds.</p> <p>H. CLIENT RESTRICTIONS.</p> <p>Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.</p> <p>I. SECURITY.</p>	<p>On-site <del>waiting and</del> intake areas shall be enclosed or screened from the public right-of-way and adjacent properties. <del>Queuing of clients shall not be permitted outside of approved waiting and intake areas.</del></p> <p>D. LIGHTING.</p> <p>Lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity that is consistent with existing lighting in the neighborhood.</p> <p>E. NOISE.</p> <p><del>For the purposes of noise abatement, organized outdoor activities and intake of residents in non-enclosed areas may only be conducted between the hours of 7:00 a.m. and 10:00 p.m.</del> Emergency Shelters, as all other uses, are subject to the noise restrictions in Title 9 Chapter 2 of the Burbank Municipal Code.</p> <p>F. ON-SITE MANAGEMENT.</p> <p>Emergency shelter providers must submit a written management plan prior to beginning operation, including provisions for staff training, and counseling, treatment, and training programs for residents. The management plan shall be subject to approval by the Community Development Director.</p> <p><del>G. PARKING.</del></p> <p><del>Emergency shelters that do not accept walk-in clients must provide one (1) parking space for every ten (10) beds. Shelters that accept walk-in clients must provide one (1) parking space for every five (5) beds.</del></p> <p><del>H. CLIENT RESTRICTIONS.</del></p> <p><del>Emergency shelter providers must screen for and refuse service to registered sex offenders as part of their client intake process.</del></p> <p>H. SECURITY.</p>
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<p>Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, intake/discharge procedures, screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any. A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the Chief of Police.</p> <p>J. SEPARATION FROM OTHER SHELTERS.</p> <p>No emergency shelter shall be located within a radius of 300 feet from the nearest shelter, as measured from property line to property line. This requirement does not apply to Temporary Aid Centers.</p> <p>K. STORAGE.</p> <p>For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions. [Added by Ord. No. 3816, eff. 7/29/11.]</p>	<p>Emergency shelter providers must submit a written security plan prior to beginning operation that includes the hours of operation, <del>lighting</del>, intake/discharge <del>hours</del> <del>procedures</del>. <del>screening of clients prior to admission to the shelter, and provisions for on-site security guards, if any.</del> Security plan must include contact information for an onsite 24-hour manager. <del>A site plan shall also be provided which clearly indicates parking areas, lighting, and the location of on-site walk-in and client intake areas. The security plan shall be subject to approval by the Chief of Police.</del></p> <p>I. SEPARATION FROM OTHER SHELTERS.</p> <p>No emergency shelter shall be located within a radius of 300 feet from the nearest shelter, as measured from property line to property line. This requirement does not apply to Temporary Aid Centers.</p> <p><del>K. STORAGE.</del></p> <p><del>For emergency shelters that accept walk-in clients, an enclosed area must be provided for residents to store their belongings, such as bicycles, shopping carts, and other possessions.</del>[Added by Ord. No. 3816, eff. 7/29/11].</p>
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